



Northshore
School District

Leota Middle School Replacement Project

Phase 1

Application to use GC | CM Delivery

Project Review Committee Meeting January 27, 2023

Agenda

1. Introductions
2. Why GC|CM?
3. Project Scope
4. GC|CM Procurement Process
5. Schedule
6. Budget
7. Outreach
8. Q&A

Introductions



Dri Ralph

Executive Director of Capital
Projects & Operations, NSD



Todd Hall

Director of Capital Projects,
NSD



Sung Joung

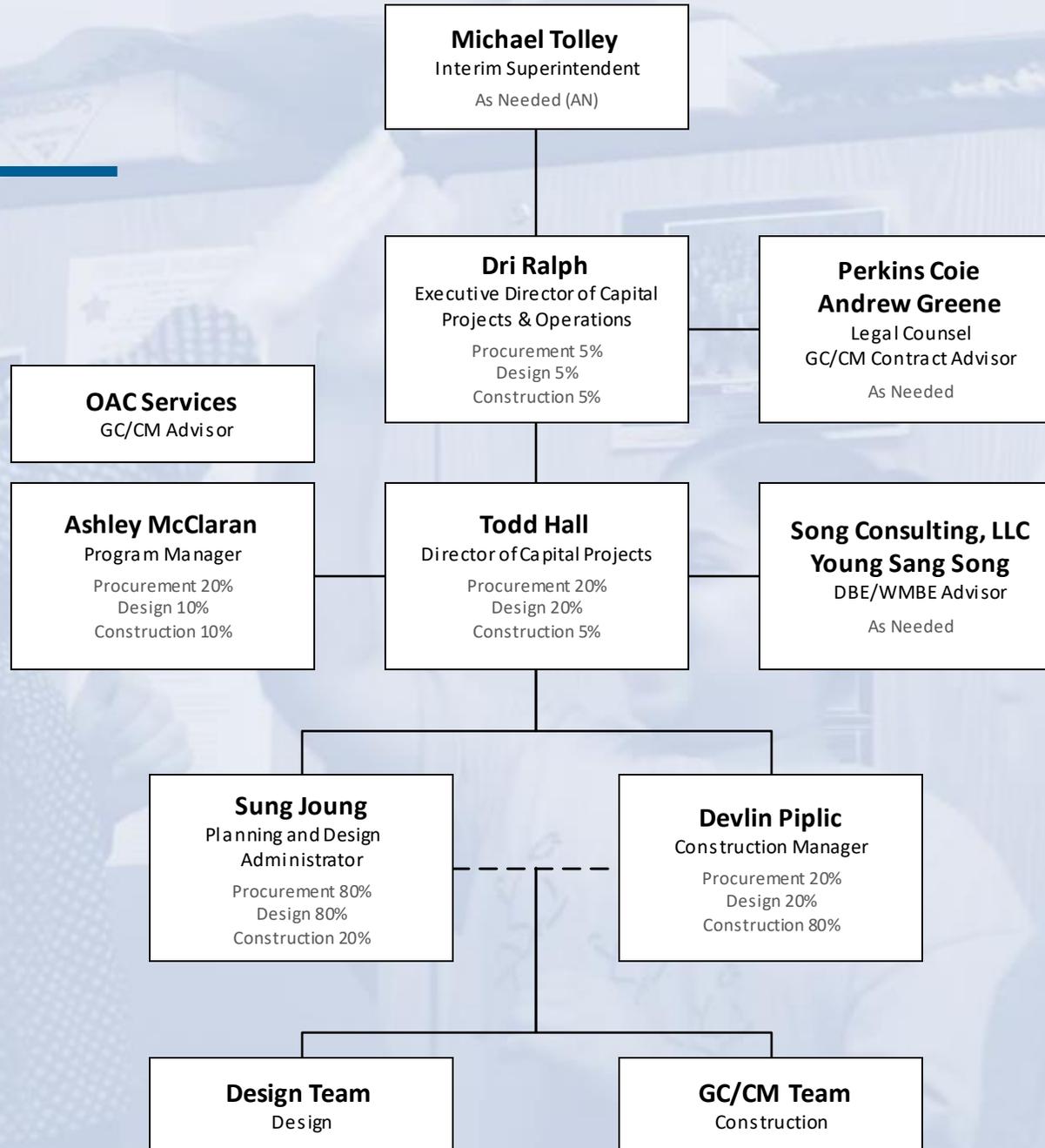
Planning & Design
Administrator, NSD



Ashley McClaran

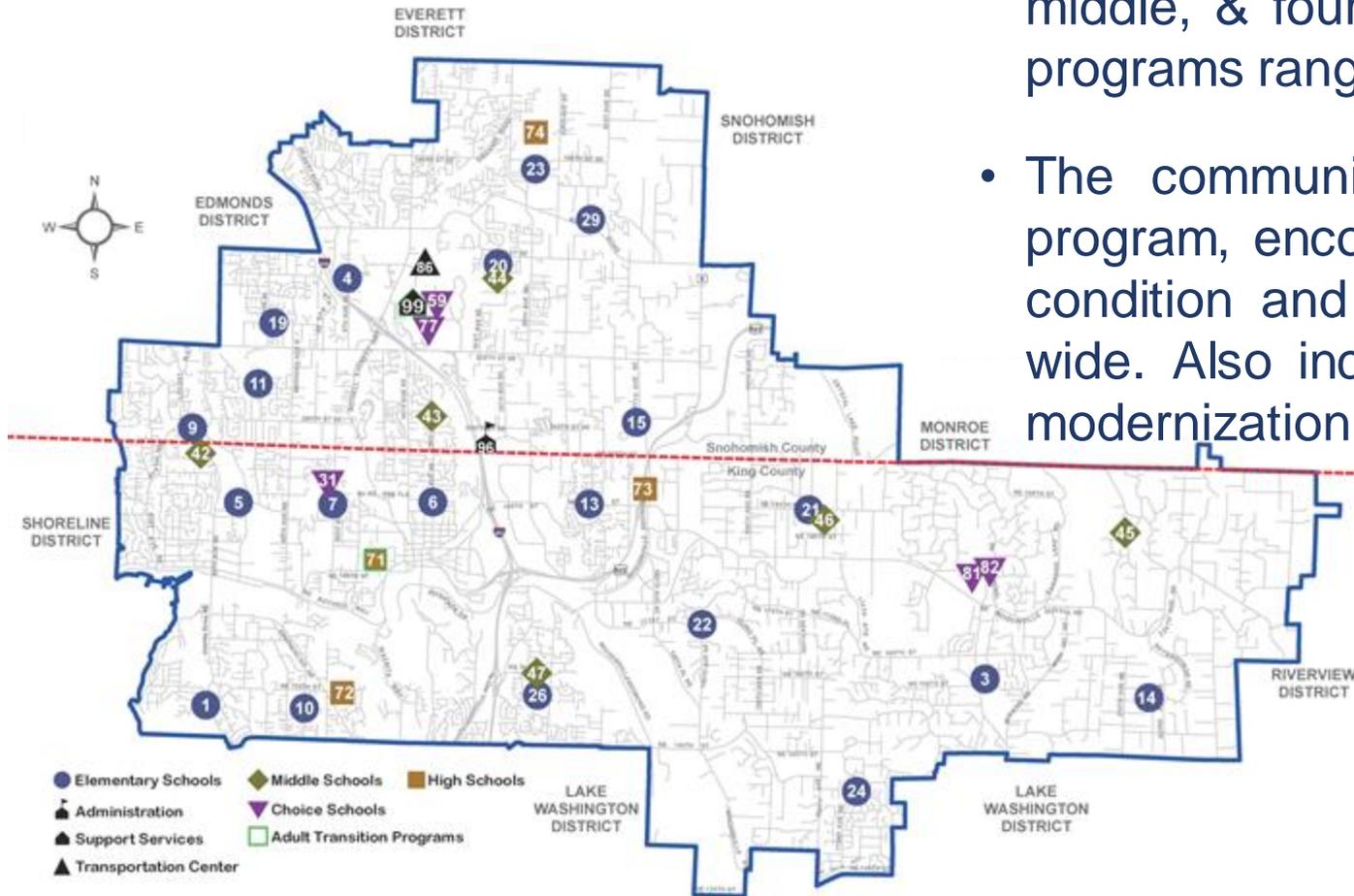
GC/CM Advisor, OAC
Services

Project Team



Introductions – Northshore School District (NSD)

- NSD is one of the largest school districts in WA state, serving over 22,000 students at 20 elementary, six middle, & four high schools as well as seven choice programs ranging from Pre-K to beyond 12th grade.
- The community recently approved a \$425M bond program, encompassing technology, security, building condition and tenant improvement initiatives district-wide. Also included in the bond were 8 growth-type modernization, addition, or partial replacement sites.



- Today's presentation and application is for the Leota Middle School Project, Phase I
- 14-member capital project team
- OAC support

Why GC|CM?

Complex Phasing and Site

- Phased replacement
- Inflexible delivery schedule due to school calendar
- Ongoing operations during construction
- Ensure safety of students, staff and community



Why GC|CM?

Opportunity for Greater Innovation and Efficiencies

- Contractor input during design
- Early procurement
- Enhanced buying power
- Design for future flexibility



Why GC|CM?

Public Benefit

- Expedites project schedule through vetted existing conditions and phasing decisions
- Maintains educational operations during construction



NSD 10-year Construction History > \$5million

Design Bid Build

Kenmore Middle School Phase 3

Budget: \$15.4m
Final Cost: \$14.3m

ESCO

Innovation Lab HS
Kokanee Elem
Lockwood Elem Ph1
East Ridge Elem

Combined Budget: \$34.7m
Final Cost: \$32.7m

GC | CM

NSD Concert Hall
Skyview MS/Canyon Creek Elem
Ruby Bridges Elem
Woodinville HS Ph2-3
North Creek HS

Combined Budget: \$355.6m
Final Cost: \$336.3

GC|CM Procurement Process

NSD plans to use a three step GC|CM selection model:

1. Request for Qualifications (RFQ)
 - Focus on relevant experience, proposed team, and approach
2. Interviews
 - Interviews may include office visits
 - Focus on team members proposed for the work
3. Request for Fee Proposal (RFFP)
 - Fee and Specified General Conditions
 - Focus on competitive and reasonable fees

Project Scope

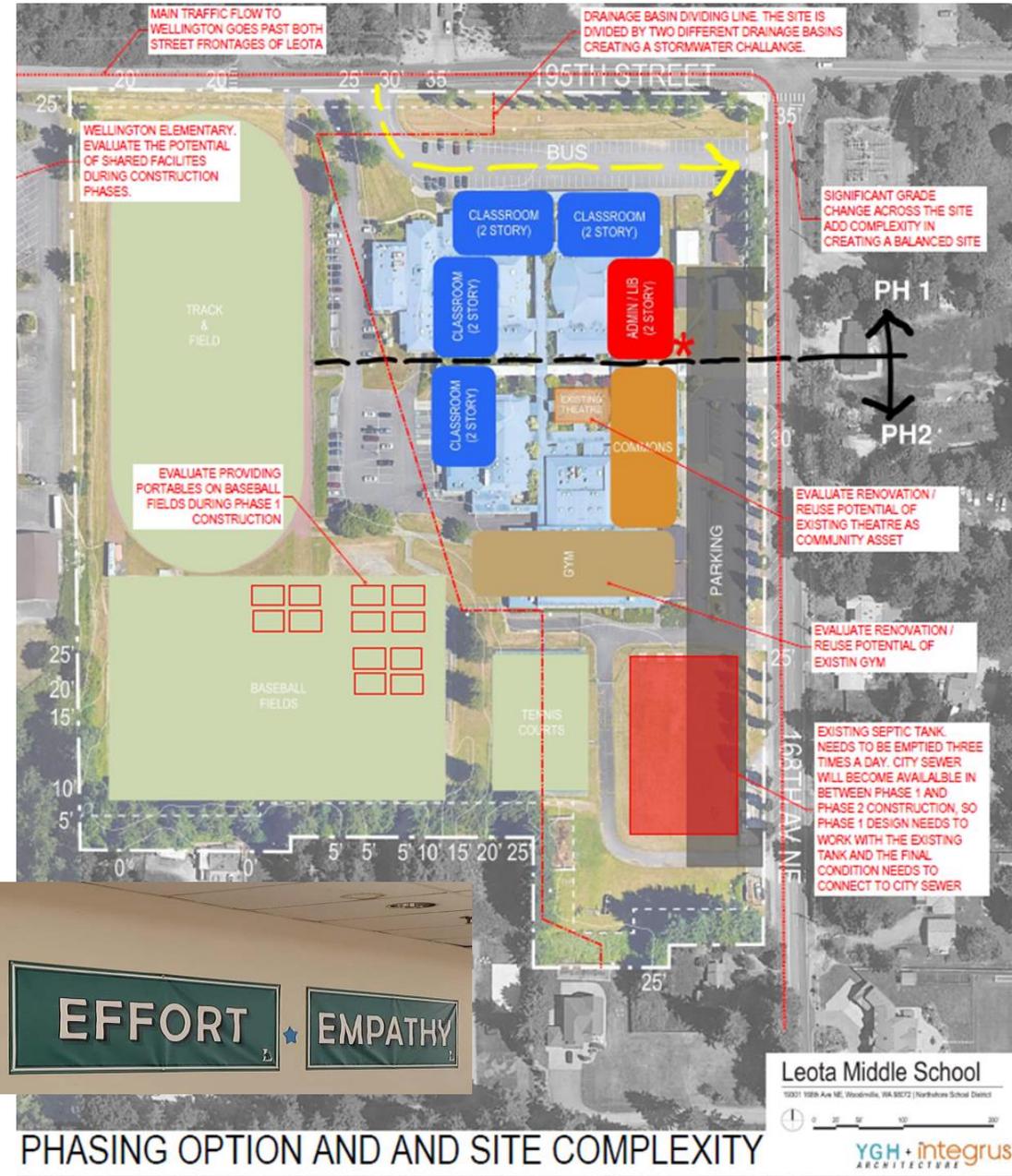
Leota Middle School

- Increase classroom capacity
- Increase functional performance
- Improve supervision at entry and Admin
- Increase Commons and Gym Capacity
- Improve layout for better supervision



Project Scope

Leota Middle School



PHASING OPTION AND AND SITE COMPLEXITY

Schedule

GC CM PROCUREMENT (Pending PRC Approval)	
Anticipated PRC Approval	January 27, 2023
Issue RFQ	February 7, 2023
SOQs Due	February 27, 2023
Announce Shortlisted Finalists	March 10, 2023
Interviews	March 17&20, 2023
Issue RFFP to Finalists	March 22, 2023
Public Fee Opening + Notice of Intent to Award	March 29, 2023
GC CM Contracting	March 30, 2023 – May 2023
DESIGN, CONSTRUCTION PHASE & OCCUPANCY	
Concept/Schematic Design	Jan 2023 – Sept 2023
Design Development	Oct 2023 – Apr 2024
Construction Documents (Permitting and Early Construction Packages)	May 2024 – Feb 2025
Construction	Nov 2024 – May 2026
Substantial Completion	June 2026
Closeout/ Post Occupancy	July 2026 – July 2027

Budget and Funding

PROJECT BUDGET	
Cost for Professional Services (A/E, Legal etc.)	\$3,600,000
Estimated project construction costs (including construction contingencies)	\$45,000,000
Equipment and furnishing costs	\$1,350,000
Off-site costs	Included
Contract administration costs (owner, cm etc.)	\$1,350,000
Contingencies (design and owner)	\$2,250,000
Other related project costs (IT, permits, utilities, testing, inspection, moving)	\$1,950,000
Sales Tax	\$4,500,000
Total	\$60,000,000

Funding – The project is funded by a \$425M Bond passed by Northshore School District voters on February 8, 2022.

Outreach

- **10% Participation Goal**
- Bond Program Outreach Meeting
- MWBE - past performance evaluation & scoring
- MWBE & Small Business inclusion
- Song Consulting to assist the GC|CM Contractor
- Outreach & progress goals review
- Continued Engagement
- Reporting required for GC|CM projects



Thank you!



Questions?

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